Fort Huachuca Army Installation
SP0600-04-R-0109
Questions and Answers II
1 February 2005

Any specific information that was not in the J-section, or answered **(questions are in BLUE)** below was deemed unnecessary for the Proposal or was information that the existing contract has not released for public use. A complete inventory of the system will be preformed by the successful and qualified bidder during the transition period; Fort Huachuca is not funded or manned to perform this inventory at this time.

WATER

1. The RFP states that the Fort will retain ownership of source water and control of withdrawal and references the requirement of balancing withdrawal with discharge by 2011. Please provide more explanation around this point and its implications. What planning has ready been initiated? What is the expected long-term impact? What expected actions may be required by the offeror?

Answer: Expected impact on the successful bidder is the Fort will dictate how the system is utilized and how much water can be pumped. The successful bidder is only getting the Fort's systems to continue serving the Fort.

2. How many, what size and when were the main and branch valves installed?

Answer: If it is not in the J-section we don't know.

3. What sizes and quantities (or what is the average size) of the back flow preventors and where are they installed? How are they maintained? Do base personnel or a subcontractor perform the annual inspections and repairs?

Answer: We have an on-going program to inspect and repair back flow preventers. This responsibility will go to the successful bidder.

4. What is the casing size, screen length, depth of the wells and what type of pumps are used? What has been the average life of these pumps? How many are currently inoperative?

Answer: All available information is in the J-section, when the RFP was issued all pumps were operational.

5. Does the water system primarily float off the 3 million gallon ground storage tank or does each pressure zone act independently using pressure switches to maintain the 80 psi?

Answer: There are three zones, one for each of the 3 large reservoirs.

6. What is the time frame for the new water system owner to install the 500 meters for the currently unmetered commercial buildings? What are the quantities and sizes? What are the quantities and sizes of the master meters to be installed for the housing areas?

Answer: The proposals should include a proposed schedule; the successful bidder will assess each facility and provide the appropriate meter to the service.

7. Are the 1,500 housing meters listed in table 8 in addition to the 500 commercial and master meters listed in Table 6? If so, is the installation of a few master meters in lieu of installing 1,500 meters an alternative?

Answer: Yes the housing meters are in addition to the commercial meters, and no they can not be master metered.

8. How many steel water storage tanks have cathodic protection and what is the functional status of each? Are the annual inspection reports and repairs performed by base personnel or subcontractors?

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

9. Please provide dimensional drawing of the elevated water tank, including bowl elevation, date last washed out, date checked for lead paint, and date last inspected inside and outside if different from wash out date?

Answer: Inside of tank was tested for lead and paint in 2003. : It will be the successful bidder's responsibility to determine functionality, correct and maintain.

10. Are there any antenna agreements in reference to any water storage tanks? If so, how will those agreements be honored or transferred to ensure antennas are correctly attached and maintained and do not potentially damage the tanks?

Answer: no

11. Please identify the wells and tanks that are seasonal and when they are closed down and reopened. Are there any special procedures used for either close down or reopening tank usage in the spring each year?

Answer: none

12. Have all steel ground storage tanks been tested for lead? If so what were the findings? If not, how does the government plan to address this issue?

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

13. What types of chemicals are used in the water treatment process and how many pounds of each are used annually?

Answer: Chloride and fluoride.

14. During the site visit it was stated that the interior of the 3 million gallon tank had recently been relined. One of the deficiency descriptions includes blasting and painting the interior of the 3 MG tank. Please provide more description about this deficiency.

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

WASTEWATER

1. Will copies of the Aquifer Protection and NPDES permit be provided? If so, when?

Answer: provided

2. Expand on the logic around the Fort retaining ownership of the permits and the permits being in the name of the Fort

Answer: We are retaining the permits because we are retaining the water rights and re-use of the waste water. All the Fort is selling is the infrastructure and only for the distribution and collection of water / waste water on the Fort.

3. Expand on what is meant by the "Contractor will be required to comply with Fort Huachuca's direction on operation of the treated effluent system. Does this only refer to the irrigation system?

Answer: This applies to where and when the treated effluent will be used and/or recharged.

4. Will copies of the Programmatic Biological Assessment for Ongoing and Programmed Future Military Operations and Activates for Fort Huachuca, July 2002 and Biological Options, August 2002 be furnished? If so, when?

Answer: They are on the Fort Huachuca Web site under environmental.

5. Inventory verbiage lists 15 lift stations on page J03-3 but only 14 are listed in the inventory list. Which is correct? Is lift station 001 included in this list?

Answer: A complete inventory of installed equipment will be completed during the transition period.

6. Why was CPVC pipe used on gravity mains installed in 2003?

Answer: No idea. It will be the successful bidder's responsibility to determine functionality, correct and maintain.

7. What was done for each upgrade since the WWTP was initially put in service in 1942? Specifically what was upgraded or replaced in the 1960s, 1990 and 2002?

Answer: WWTP#1 initially put in service in 1942 is deactivated. WWTP#2 was put in service in 1990.

8. What are the sizes of the back up power generators for the lift stations? Do the lift stations that do not have generators have quick connects for use with a portable power system? For the stations that have generators, what is the size of the fuel tank on each?

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

9. What are the depths of the effluent and storm water recharge basins? How much sludge is in the basins? How often are the basins cleaned out? How the sludge disposed?

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

10. How much sludge is produced annually at the WWTP? How is it disposed? What is the cost of disposal?

Answer:

11. Who is the City contact in reference to the proposed project to accept pumped effluent from the City?

Answer: The Huachuca City waste water project is not at the point of discussion. The successful bidder will be brought in when it is appropriate.

12. Will a copy of the Fort's energy plan and goals as referenced in J03.6 be furnished? If so, when?

Answer

13. How much storm water is currently conveyed into the recharge basins, how is it measured and how is this controlled? What are the regulatory limits associated with this process?

Answer: not measured, not regulated.

14. Are there any septic tanks or field lines to be included in the UP?

Answer: All the septic tanks are to be replaced with sewer line as part of the privatization action.

15. More information is necessary for the improvement projects. For example, what is the size and linear feet of piping to connect gate Area Septic tanks to Main Gate Lift Station? When will this be provided?

Answer: It will be the successful bidder's responsibility to determine how much and what size. These improvement projects are included as a rough idea of the magnitude of what capital up grades are needed. All projects will have stamped designs, and cost proposals completed by the successful bidder.

16. Have any Infiltration and Inflow or closed circuit TV studies been done within the past 5 years? If so, please provide a copy of report. Otherwise what is the basis for the modifications to the headworks to accommodate storm water flow?

Answer: no

17. WWTP #1 is not part of the UP per J03-4. Item #14 describes increasing the effluent storage at WWTP #1. Will some of the UP work include WWTP #1?

Answer: no, the effluent storage pond is next to WWTP#1.

18. What is the difference in scope of work between item #4 in table 8 and item #13?

Answer:

19. How many flow meters are in the wastewater system, including the WWTP?

Answer: one. It will be the successful bidder's responsibility to determine functionality, correct and maintain.

20. The RFP states system maps will be available. What format are the maps in, approximately how many maps are included, approximately what is the standard map size, approximately how "up to date" are the existing maps?

Answer: AutoCad 14. The maps are on the technical library CDs. The maps will be maintained update using the Current Version of AutoCad and periodic copies be forwarded to Fort.

21. What are the most difficult access points and what causes them to be so difficult? What does the government currently do to maintain access to these points?

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

22. How are restaurant and dining hall grease traps maintained? If a vendor is used, who currently does this?

Answer: Proposals can include maintaining grease traps.

23. How many oil-water separators discharge into the wastewater system? How many oil-water separators currently do not discharge into the wastewater system but may need to be connected to the wastewater system in the future?

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

24. Please provide more details about the deficiency request to "modify headworks to accommodate storm water at WWTP #2.

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

25. Please provide more details about the deficiency to "relocate chlorine pumps at the tertiary filters at WWTP #2. Has any of this work been done already?

Answer: A complete inventory of the systems will be conducted by the successful bidder, changes to the actual conditions will be corrected at that point.

GENERAL QUESTIONS

1. Please provide a copy of the annual water and wastewater treatment plant State inspections for 2004 and 2003.

Answer: not available

2. Which, if any, of the water or wastewater structures are of historical significance? If any are, what requirements are associated with using, maintaining and modifying these structures?

Answer: Old Post Reservoirs are historic. Any modification has to be approved by the Arizona State Historic Preservation Office.

3. How will the government handle providing the offeror with a central location and space for storage and service center for operations?

Answer: Based on what is proposed by the successful bidder.

4. In emergency and urgent conditions, how will issuance of the digging permit be accomplished, and what is the expected time frame for issuance of the permit under these conditions?

Answer: The successful bidder will be part of the Blue Staking Team and will work with the team.

5. Since the government does not meter the current water, natural gas and power usage to any facilities except the water treatment plant, will the government

require this cost to be included in the proposal or allow the successful bidder to establish a baseline for budgetary purposes?

Answer: Utilities with be provided to existing facilities, the requirement to work with the Energy and Water Management Office will determine if there is a charge for utilities.

6. How many leak repairs and pipe breaks have occurred in each of the water distribution and wastewater collection systems in 2003 and 2004? Which areas have had the most leaks or breaks?

Answer: All the major breaks have been caused be contractors hitting lines.

7. Please provide a copy of the most recent monthly State MOR for the water and wastewater treatment plants.

Answer: State does not do monthly MOR.

8. Please define the Point of Demarcation for landscape maintenance of the ROW where no fences are present.

Answer: What ever is currently being maintained in conjunction to each facility.

9. Please provide a copy of the current 5-year plan.

Answer: Our current five year plan is Year 1 : Privatize system.

10. What are the annual sampling costs for the water and separately for the wastewater systems?

Answer: Not available, please refer to the APP and NPDES for sampling requirements.

11. What company has the current O&M contract, the motor repair contract and equipment repair contract?

Answer: All Star.

12. Are any preventative maintenance programs currently ongoing? If so, please provide a copy of these.

Answer: No.

13. What are the requirements for operator certification per the water and wastewater operating permits?

Answer: As required by the State of Arizona.

14. What vendors currently supplies chemicals for the water and wastewater treatment plants?

Answer: Not available.

15. How are line location requests currently being handled and how many per month or annually are requested?

Answer: Blue stake team, mentioned previous, successful bidder will be part of team. It depends on how much construction is going on.

16. What has been the worst emergency in the past 5 years at the water and the wastewater plants?

Answer: The Ryan Fire took out both the Primary and secondary Electric Lines to the Fort, no electricity for 16 hours.

17. What items are the highest maintenance issues currently on the water and the wastewater systems and plants?

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

18. Who is the current active instrument calibration vendor for the water and wastewater systems?

Answer: none

19. How many electrical service interruptions occurred at the water and the wastewater plants in 2003 and 2004?

Answer: During July and August 2 or 3 each month, short duration.

20. Have any projected demand and collection capacity studies been done to determine the expected demand and capacity beyond 2005?

Answer: It is unknown what the growth of Fort Huachuca will be. The current WWTP is operating at less than half rated capacity. The water use has decrease from 20 years ago with no reduction in personnel.

21. When was the last cross connection study completed and what were the primary findings?

Answer: It will be the successful bidder's responsibility to determine functionality, correct and maintain.

22. What will be the priority facilities and emergency procedures used by the Fort to restore service?

Answer: Successful bidder will be provided this information.

23. Please provide information about any air permit restrictions and requirements, especially in connection with generator air discharges.

Answer: Fort Huachuca is voluntarily restricting its air discharges to avoid having to get an air permit; there are restrictions on the number of backup generators.

24. Who will “own” the water withdrawal and the wastewater discharge permits? Section C and section J do not appear consistent on this topic.

Answer: Fort Huachuca will own all water rights and discharge permits; the contractor will be operating the system for the Fort. The contractor will be responsible to comply with the permit.

25. Please provide a copy of the current supply side power costs, including kWh cost, standby charge and other associated rates and charges and what times of the day each apply.

Answer: TEP rate 14, successful bidder will not operate large power drawing equipment during the peak demand window, generally between 10 am and 4 pm.